

# Arlington Historic District Commissions

June 26, 2014  
Whittemore Robbins House

## Final & Approved Minutes

Commissioners Present: D. Baldwin, C. Barry, M. Bush, B. Cohen, C. Hamilton, J. Worden

Commissioners Not Present: J. Black, J. Cummings, M. Logan, S. Makowka, J. Nyberg, M. Penzenik,

Guests: S. Doctrow, K. O'Shea, J. Ellison, B. Rehrig, J. Carlton-Geyson, J. McKenna

1. AHDC Meeting Opens 8:00pm  
B. Cohen served as AHDC Chair in absence of S. Makowka
2. Appointment of alternate Commissioners:  
Mt. Gilboa/Crescent Hill – C. Barry, B. Cohen, C. Hamilton  
Pleasant Street – C. Barry, M. Bush, C. Hamilton  
Broadway – C. Barry, B. Cohen, M. Bush,
3. Approval of draft minutes from May 22, 2014. D. Baldwin moved approval, seconded by C. Barry, Unanimous Approval
4. Communications
  - a. Emails re: 49 Academy Street (Baldwin) re: CONA requests for steps, walkway and garage door and roof repairs
  - b. Email re: 28 Academy St (Rehrig) re: CONA and repairs on front porch
  - c. Email re: 9 Montague Street and HDC inventory omissions
  - d. CONA Application and 10 Day Request for Fiberglass Gutter COA for 19 Maple Street (Hirani) re: porch, steps, landing
  - e. CONA Application for roof replacement at 81 Westminster Ave. (Lemire) and Formal application for solar panel installation
  - f. CONA Application for 17 Jason Street (Harrington) re: roof replacement
  - g. Email re: Lot 47 (aka 247 Pleasant Street) Material Sign-off to Monitors
  - h. Emails re: AHDC GIS Maps
  - i. Email re: 99 Westminster (Doctrow) air conditioner condenser rules
  - j. CONA Application re: 151 Lowell Street (Wyman) re: wood repairs
  - k. CONA Application re: 742 Mass. Ave. (Jason Terr. LLC-Davidson) re: wood repairs
  - l. J. Worden reported 10 Jason Terrace had a back porch built by previous owners, which was taken down. New owners started constructing a wooden terrace at grade and then it seems they are building a porch. The permit issued to repair back porch was illegal. A stop order has been issued.

## 5. New Business

- Hearings (typically last around 20 minutes per application) 8:20pm
1. Informal Hearing: 81 Westminster Ave. (Lemire) re: solar panel installation. Applicant was unable to attend however C. Greeley discussed CONA for white roof and application for solar panels. Preference would be to have dark roof so panels are not as contrasting, but will be discussed at next month's formal hearing in greater detail.
  2. Formal Hearing re: 52 Westminster Ave. (O'Shea) re: renovations. K. O'Shea reviewed how kitchen was demolished in error prior to approval. Looking to replace exactly what was there with new materials to match existing house. The only change is to realign the windows on the addition and extend the deck that had been added a year ago. Proposing to replace the demolished addition with a replacement that matches exactly what was there from the foundation up. The addition is to be built on the existing foundation. Page 1 – current view of front of house. Rear side of unit 52 is where addition in discussion is located. Page 2 – (labeled X1) is photo of house in 2013 before siding was removed. On left annotations show dimensions of addition to be replaced. Page 2 backside – (label x2) is rear side of addition. Top is rear facing view of addition. Shows brick foundation. Photo on left is interior showing damage. Picture on right is rear view of addition. Page 3 – (page a1) plot plan. Addition in question is red shaded area. Notations in red show how it fits with existing structure and the proposed changes. The extension of the deck is shown on 54 side (left side of plan) wraps around existing house to make it symmetrical from side to side by extending deck. Backside of page 3 (a2) shows interior changes to addition and shows details of proposed window and door modifications., including double 3 x 5 windows and move door to side of house. Page 4 (a3) – roof plan legend. Previous addition has rubber roof. Because of the shallow roof pitch will need to reinstall rubber roof. The windows on the 2<sup>nd</sup> floor of the main building don't allow for a higher pitch. Back of page 4 (a4) – shows what windows will look like. Shows cut section of the deck carrying it over from 54. Existing deck all mahogany for flooring and pressure treated for structure. Page 5 (a5) – side view of house. Shows side portion of deck. Shows proposed door and side of house. 3.5 foot wide deck will wrap around the side of the house and be more like a walkway. J. Worden asked if any windows are clad – no, they will be all wood windows. Backside (a6) shows street view of addition. Architectural street view including walkway and doors. The existing window went to the floor and does not meet current building code. B. Cohen asked if they can modify window to 3x5 to make consistent with rest of house. C. Hamilton asked why all windows don't match. C. Barry said original photos show heads of windows aligning with existing house, engaged at frieze board. By using 3 x 4 windows, the header is lower rather than engaging the frieze board. The recommendation is to start from top of window on second floor, then align heads of windows on addition. This will address the problem of how to engage the frieze board. M.Bush pointed out that the 9' vertical dimensions given on sheets X1, X2, A4 A5 & A6,appeared to be incorrect; C. Barry suggested that the photo of the exterior door on X2 showed that the freize board height was approximately 7'6" rather than 9' as shown. There was general agreement that the drawings were incorrect. M. Bush suggested that application be tabled until correct drawings were available. B. Cohen proposed that proper dimensions could be determined based on the exterior photos, ; C. Barry noted that in the photo on X1 it can be seen that the frieze board aligns with the existing window on the gable end of the main house. B. Cohen drew an sketch of how windows can be brought up under the eaves. The commission requested that the electrical utility unit be moved from front of house if possible. M. Bush moved approval with following stipulations 1)

- bottom of new frieze board shall be in line with head casing of windows shown on side elevation plus or minus an inch or 2 subject to monitor, 2) all new windows in addition shall be against bottom of frieze board as shown in side window in view x1 of addition, 3) rear windows shall be butted to engage frieze board and overall window height will increase, (casement window in bathroom could be moved as well, but do not need to engage the frieze board. Window on a6 as shown to be a double hung where top is engaged with frieze board and bottom aligned with existing window on main house. Drawings to be redone and approved by monitor prior to construction. Desirable that electrical box be moved to side of house if possible. Seconded by J. Worden.
- Unanimous approval. Monitor B. Cohen
3. Formal Hearing re: 34 Academy Street (Ellison) . C. Barry moved approval to remove vinyl siding and replace with cedar clapboard. 1 x 5 corner boards. No water table needed. Seconded by D. Baldwin. Unanimous approval. Monitor M. Penzenik will continue.
  4. Formal Hearing re: 49 Academy Street (Baldwin) re: step replacements, garage renovation. D. Baldwin stepped down as a Commissioner and presented as an applicant his renovation plans. The proposal is to remove cement steps and knee wall and replace with old granite. Replace fir doors on garage. Requested option to put fiberglass gutters on garage if desired. J. Worden moved approval. C. Barry seconded. Unanimous approval. Monitor J. Worden
  5. Formal Hearing re: 268 Broadway (Carlton-Gysan) re: fence installation. J. Carlton-Gyson . Current fence separates front yard from sidewalk. Proposal to erect fence on blue lines as shown on plans. Back page shows sample cedar picket fence. Will paint to match Open space between property line and fence is where driveway is located. Discussion amongst commissioners that the proposed fence is substantially different from original existing fence. J. Worden moved motion to approve application with modification that it match as nearly as possible existing fence in front with final fence selection subject to monitor approval prior to installation. Seconded by M. Bush.
  6. Unanimous approval. Monitor C. Barry
  6. Informal Hearing re: 19 Maple Street (Hirani) re: fiberglass gutter installation. M. Bush moved approval for qualification for 10 day certificate. C. Barry seconded. Unanimous approval. Bush moved approval of fiberglass gutter company product. Seconded by C. Barry. C. Hamilton left hearing. Unanimous approval with present monitors: J. Worden, M. Bush, C. Barry, D. Baldwin, B. Cohen.
  7. Informal Hearing re: 28 Academy Street (Rehrig) re: replacing decking on front porch, repair on soffit, fascia and gutters. Under porch is currently used as storage area, that is accessed from sliding doors on 30 Academy St. side of deck. The decking has always been tongue in groove, that protects the storage area below. However, it has been a maintenance problem and the owner has already replaced the fir tongue in groove three times. Wants to explore replacing with PVC product. M. Bush moved approval for qualification for 10 day certificate. C. Barry seconded. Unanimous approval. Bush moved approval of fiberglass gutter company product. Seconded by C. Barry. Unanimous approval.
  8. Informal Hearing re: 99 Westminster Ave. (Doctrow) for installation of heat pump. There are two possible locations that have been suggested by the engineer. One is on back of house on left side. The building is located high up on the hill. Option 1 location is behind fence, option 2 location is in alcove. B. Cohen feels it qualifies for a CONA. J. Worden said he would require a 10 day in his opinion. M. Bush moves that the proposed placements of the heat pump will not significantly impact the historic nature of the house or district and as such we find it eligible for a 10 day certificate without. Seconded by C. Barry. Unanimous approval for 10 day certificate. M. Bush moved approval of a 10 day certificate for said heat pump at 99 Westminster. Seconded by C. Barry. Unanimous approval. Monitor S. Makowka

## **6. Other Business**

- a. Preservation Loan Program.
- b. Outreach to Neighborhoods & Realtors
- c. Discussion re: AHDC District Maps

## **7. OPEN FORUM**

Any matter presented for consideration of the Commission shall neither be acted upon, nor a formal decision made the night of the presentation

## **8. REVIEW OF PROJECTS (See project list below)**

### **Project List:**

1. 23 Maple Street (Town of Arl. – 10-13P) – Makowka – CONA (Door)
2. 215 Pleasant Street (Gruber – 10-15P) – Penzenik – COA (Garage Door)
3. 193 Westminster (Pemsler - 10-21M) – Cohen – COA (Windows, Siding)
4. 10 Jason Street (Young-Sullivan – 10-32J) – Cohen – COA (Chimney-Skylite)
5. 193 Westminster Ave. (Pemsler – 10-41M) – Cohen – COA (Siding Removal-Clapboard-Windows)
6. 52-54 Westminster Ave. (O'Shea – 10-49M) – Makowka – COA (Door)
7. 14 Westmoreland Ave. (Leveille – 10-51M) – Cohen – COA (Siding-Attic Windows)
8. 12 Elder Terrace (Folkers – 10-53M) – Cohen – COA (Garage)
9. 188-190 Westminster Ave. (Kokubo – 11-08M) – Penzenik – COA (Addition-Windows)
10. 69 Crescent Hill Ave. (Bush-Sheldon – 11-13M) – Nyberg – COA (Shingles/Clapboard)
11. 21 Montague Street (Elwell/Nemec – 11-25M) – Makowka – CONA (Fascia-Porch-Rail)
12. 19 Jason Street (Dargon-Green – 11-40J) – Cohen – COA (Rear Deck-Stairway-Rails on Front)
13. 111 Pleasant Street (Frideau – 11-49) – Nyberg – COA (Fence)
14. 161 Westminster Ave. (Lancelotta – 11-50M) – Black – COA (Gutters)
15. 30-32 Jason Street (Harris/Charest – 12-08J) – Makowka – CONA (Porch Repair)
16. 15-15A Avon Place (Burke – 12-10A) – Black/Nyberg – COA (Main House/Garage Demo/Carriage House Build)
17. 19 Maple Street (Hirani – 12-14P) – Makowka – CONA (Gutters)
18. 214R Pleasant Street (Bisher-Bernstein – 12-22P) Penzenik - COA (House Redesign)
19. 66 Pleasant Street (Fraumeni – 12-30P) – Makowka – CONA (Gutters/Downspouts)
20. 10 Avon Place (Gnewuck – 12-31A) – Makowka – CONA (Shingles)
21. 11 Wellington Street (Herold – 12-36P) – Makowka – CONA (Fence)
22. 10 Avon Place (Gnewuck – 12-37A) – Cohen – COA (Railing)
23. 23 Maple Street (Town of Arl. – 12-38P) – Makowka – COA (Porches-Entry-Fire Esc)
24. 156 Pleasant Street (Seitz – 12-39P) – Penzenik – COA (Windows)
25. 47 Irving Street (Kaplan – 12-40J) Cohen – COA (House Addition)
26. 60 Pleasant Street (Brentwood – 12-44P) – Makowka – CONA (Sliding Doors)
27. 60 Pleasant Street (Brentwood – 12-49P) – Makowka – CONA (Windows)
28. 119 Pleasant Street (Poulos Trust – 12-53P) – Makowka – CONA (Windows)
29. 30 Jason Street (Harris/Charest – 12-52J) – Nyberg – COA (Porches)
30. 195 Westminster Ave. (Rothstein – 13-01M) – Cohen – COA (Skylights/Tube)
31. 81 Westminster Ave. (Lemire – 13-02M) – Makowka – CONA (Door)
32. 55 Westminster Ave. (Maier/Ching – 13-04M) – Cohen – COA (Windows)
33. 21 Central Street (Dyer – 13-05C) – Cohen – COA (Solar Panels)
34. 75 Pleasant Street (Bos. Church of Christ – 13-07P) – Makowka/Cohen – COA (Annex Renovations/Church Restorations)
35. Lot 47 (aka 247 Pleasant Street- 13-08P) – Nyberg – COA (new house)
36. 204 Pleasant Street (Sirah RT – 13-10P) – Penzenik – COA (Cupola/Windows)
37. 86 Pleasant Street (Coyner – 13-16P) – Makowka – CONA (chimney repair)

- 38.** 7 Jason Terrace (Fredieu – Historical Society – 13-22J) – Makowka – CONA (roof)
- 39.** 15 Wellington Street (Cohen – 13-28P) – Makowka – COA (gutters/fascia/soffits)
- 40.** 208 Pleasant Street (Hart – 13-29P) – Makowka – COA (solar panels)
- 41.** 210 Pleasant Street (Hart – 13-30P) – Makowka – COA (solar panels)
- 42.** 33 Gray Street (Lubar – 13-35J) – Makowka (CONA (stairs and deck)
- 43.** 52-54 Westminster Ave. (O’Shea – 13-38M) – Makowka – CONA (siding)
- 44.** 24 Avon Place (Sayigh – 13-41A) – Makowka – CONA (windows)
- 45.** 109 Westminster Ave. (Rines-Pascale – 13-46M) – Barry – COA (garage)
- 46.** 23 Jason Street (Leary-Hammerman – 13-47J) – Cohen – COA (addition)
- 47.** 161 Westminster Ave. (Lancelotta – 13-48M) – Makowka – COA (fence)
- 48.** 15 Oak Knoll (Lo – 13-52P) – Makowka – CONA (windows, doors)
- 49.** 31 Central Street (Sampson/Cummings – 13-54C) – Makowka – COA (addition)
- 50.** 211 Pleasant St. (Stark-McElduff – 13-58P) – Makowka – CONA (roof)
- 51.** 175 Pleasant St. (Lucchese – 13-59P) – Barry – COA (repairs)
- 52.** 272 Broadway (Danieli/Crispin – 13-62B) – Makowka – COA (dormer)
- 53.** 216 Pleasant St. (Russell – 13-63P – Bush – COA (soffit vent)
- 54.** 239 Pleasant Street (McKinnon – 13-64P) – Cummings – 10 day COA (wall)
- 55.** 24 Central Street (Donelly/Fisher – 13-65C) – Makowka – CONA (porch/steps)
- 56.** 114 Westminster Ave. (Metzger/Fleming – 13-66M) – Makowka – CONA (fence)
- 57.** 7 Central Street (Sampson – 13-67C) – Makowka – CONA (solar panels)
- 58.** 239 Pleasant Street (McKinnon – 13-68P) – Cummings – COA (stairway/wall/fence/rail)
- 59.** 34 Academy Street (Ellison – 13-69P) – Penzenik – COA (windows, doors, deck)
- 60.** 152 Pleasant Street (Niles – 13-70P) – Bush – COA (gutters)
- 61.** 21 Maple Street K(Theosophical Society – 13-71P) – Makowka – CONA (gutters/fascia)
- 62.** 19 Wellington Street (Kirchheimer – 13-72P) – Makowka – CONA (windows)
- 63.** 135 Pleasant St. Unit 9&10 (Atkinson-Bing – 13-73P) – Makowka – COA (a/c condenser and rear porch door)
- 64.** 20 Russell Street (Martin/Briggs – 13-75R) – Makowka – CONA (gutters)
- 65.** 175 Pleasant St. (Lucchese – 13-77P) – Barry – COA (skylight)
- 66.** 11 Russell Terrace (Boroway – 14-01R) – Makowka – CONA (basement windows/siding)
- 67.** Lot 47 (aka 247) Pleasant Street (Alouette Rlty/Noonan – 14-02P) – COA (New Building)
- 68.** 111 Pleasant St. (Fredieu – 14-03P) – COA (Awnings)
- 69.** 40 Westmoreland Ave. (Radoslovich – 14-04M) – CONA (Rear & deck sliders)
- 70.** 17 Russell St. (Makowka – 14-05R) – 10 Day COA (roof & gutters)
- 71.** 21 Oak Knoll (Donal – 14-06P) – CONA (side door)
- 72.** 59 Jason Street(Bouvier – 14-07J) – CONA (fence)
- 73.** 187 Lowell Street (Grinnell – 14-08M) – CONA (Gutters, chimney, roof)
- 74.** 195 Pleasant Street (Hamel – 14-09P) – CONA (Gutters, Window sill)
- 75.** 39 Russell Street (Walsh – 14-11R) - COA (Addition new wing, repairs existing house)
- 76.** 50 Westmoreland Ave. (Sessa – 14-12M) – COA (Solar Panels)
- 77.** 27 Jason Street (Worden – 14-13J) – CONA (Rear roof)
- 78.** 105 Pleasant Street (Erulkar – 14-14P) – 10 Day COA (Gutters)
- 79.** 105 Pleasant Street (Erulkar – 14-15P) – CONA (Wood trims)
- 80.** 20 Westmoreland Ave. (Housing Corp Arl – 14-16M) – CONA (Roof)
- 81.** 742 Mass. Ave.(Davidson – 14-17J) - CONA
- 82.** 34 Academy Street (Ellison – 14-18P) – CONA (Windows)
- 83.** 49 Academy Street (Baldwin – 14-19P) – CONA (Garage)
- 84.** 81 Westminster (Lemire – 14-21M) – CONA (Roof)
- 85.** 17 Jason Street (Harrington – 14-22J) – CONA (Roof)
- 86.** 19 Maple Street (Hirani – 14-23P) – CONA (Front Porch Steps, Landing, Rear Windows)
- 87.** 19 Maple Street (Hirani – 14-24P) – 10 Day COA (Gutters)
- 88.** 54 Westminster Ave. (O’Shea – 14-25M) – COA (Addition)
- 89.** 34 Academy Street (Ellison – 14-26P) – COA (Siding)

- 90.** 49 Academy Street (Baldwin – 14-27P) – COA (Front Steps, Garage Renovations)
- 91.** 268 Broadway (Carlton-Gyson – 14-28B) – COA (Fence)
- 92.** 28 Academy Street (Rehrig – 14-29P) – CONA (Front Porch Steps, Fascia, Soffits)
- 93.** 151 Lowell Street (Wyman – 14-30M) – CONA (Wood Trim)
- 94.** 28 Academy Street (Rehrig – 14-31P) – 10 Day COA (Fiberglass Gutters)
- 95.** 99 Westminster Ave. (Doctrow – 14-32M) – 10 Day COA (Heat Pump)
- 96.** 742 Mass. Ave. (Davidson – 14-33J) – CONA (Siding, Corner Boards)
- 97.** 105 Pleasant Street (Malcomson – 14-34P) – CONA (Rear Storm Door)
- 98.** 20 Maple Street (Kapinos – 14-35P) – CONA (Shingles, Rakes)
- 99.** 28 Academy Street (Rehrig – 14-36P) – CONA (Roof Shingles)

Meeting Adjourned 10:27pm